

II. LAND USE PLAN

PLANNING OBJECTIVES

This section is intended to define appropriate land use patterns to achieve the following planning objectives:

- ! Implement the land use and development policies expressed in Measure C and the City of Riverside General Plan.
- ! Implement the design criteria approved by the City Council in its approval of the Championship Golf Concept Plan on April 26, 1994.
- ! Preserve significant natural landforms, drainages, and wildlife habitat on-site and provide an effective buffer between the Hidden Valley Wildlife Refuge and the developed portion of the site.
- ! Establish valuable public recreational opportunities and high quality single family residential uses, which enhance both the surrounding La Sierra community and the city as a whole.
- ! Ensure that permitted residential development is sensitive to the natural topography by avoiding obtrusive ridgetop, skyline development.
- ! Achieve a well-defined and unique community image through appropriate grading, landscaping and other design techniques.
- ! Provide compatible land uses and recreational trail linkages with the existing residential neighborhoods to the south.
- ! Preserve and enhance the scenic qualities of the planning area.
- ! Provide a locally oriented circulation system which precludes through traffic across the site and minimizes access from existing residential neighborhoods to the south.
- ! Recognize Arlington Avenue as an important gateway into the City of Riverside and the community of Rancho La Sierra.

LAND USE CONCEPT

The intent of the Rancho La Sierra Specific Plan is to accommodate diverse land uses while maintaining the property's open space character and protecting the Santa Ana River corridor. The Plan provides for recreational and open space uses, community facilities, single family residential development, and agriculture.

The recreational focus will be the high quality golf opportunities provided by the proposed golf courses. Open space areas incorporate major topographic features of the site and natural open space reserved for wildlife habitat and movement pathways between the Norco Hills to the south and the Santa Ana Regional Park to the north. Lands in the westerly Plan area are proposed to accommodate agricultural uses. A public recreational trail network is planned throughout the open space areas, including numerous feeder equestrian trails and a segment of the Santa Ana River Bikeway. Other planned community facilities include a community park, an elementary school site, and a neighborhood equestrian center. No more than 162 single family residences are permitted, clustered to preserve important natural features and the open space character of the site.

A statistical summary of the approximate acreage devoted to each land use is provided below and the land use plan is illustrated on Figure 3.

Table 1
Land Use Summary

<u>Land Use</u>	<u>Acreage</u>
Golf Course	383
Natural Open Space (including Trails and Wildlife Corridor)	170.5
Residential	145
Constructed Wetlands, Lakes, Arroyos	(65.5)*
Agriculture	26.5
Community Park	15
Equestrian Center	5.5
Elementary School	<u>10</u>
Total	755.5

* this acreage included in the Golf Course total

PLAN COMPONENTS

Several distinct land use components are included in the Plan, as described below. Boundaries shown on the land use plan are illustrative in nature, and will be precisely defined through subsequent subdivision requests and other site planning processes.

Golf Course

Championship golf in the form of a maximum 45 holes (up to two 18 hole courses and a 9 hole course) is proposed, covering approximately 383 acres. The golf courses will be

developed across the site, with one 18-hole course generally west of the centrally-located clubhouse, and the remaining holes planned easterly of this facility. The conceptual layout includes a fairway routing visible from Arlington Avenue, near the main project entrance. Arlington Avenue is identified as a major gateway into the City of Riverside, and this treatment will provide an attractive "green" entryway into both Rancho La Sierra and the city as a whole.

The golf courses have not yet been designed. It is the intent of this Plan that they be of championship caliber, designed by golf course architects of international stature. The courses are intended to serve local golfers as well as visitors from other parts of Southern California. They will also be marketed to both foreign and domestic tourists. The golf courses will be open to the public, and will include associated facilities such as a clubhouse and a driving range. To minimize biological and visual impacts, the driving range will not be lighted. Golf course design will minimize turfed areas and grading and emphasize retention of natural topographic features. The design will further provide habitat for local wildlife species, minimize irrigation needs and incorporate pest management techniques to minimize the effects of pollution associated with pesticides, herbicides and fertilizers.

Single Family Residential

The policies of Measures R and C serve as the basis for the density and design standards of the residential areas, allowing for a maximum of 162 single family residential units. Homes will be sited in clusters designed to preserve significant landforms and other important open space areas. Two residential designations are included in the Plan to reflect the distribution of densities on the site; these designations are defined below. Unit allocations are summarized in Table 2.

**Table 2
Residential Density Allocations**

Residential Estate	135 units
Residential Conservation	27 units*
TOTAL	162 units

* 27 units reflects the maximum density bonus; in practice the maximum bonus may not be achieved. In accordance with Title 19 of the Municipal Code, permitted units cannot be transferred between Residential Conservation and Residential Estate designations.

Residential Estate

This designation applies to those portions of the site zoned RA-5 (Residential Agricultural), as shown on Figure 5. No more than 135 units shall be permitted in this area.

Hillside Residential

This designation applies to the 45-acre property which is zoned RC (Residential Conservation), as shown in Figure 5. This property is allocated one dwelling unit per two acres, or approximately 22 units. In the event the property is developed as a Planned Residential Development (PRD) pursuant to Section 19.65 of Title 19 of the Municipal Code (Zoning Code), a maximum 25 percent density bonus could be achieved, subject to the project design meeting the density bonus criteria established in the above-referenced Zoning Code section. Should the project design warrant the full density bonus, a maximum yield of 27 units is possible.

Natural Open Space

Approximately 170.5 acres will be preserved as natural open space. These open space areas protect the important natural features of the site, such as significant natural hills, steep slopes, rock outcroppings and arroyos. They further provide wildlife habitat and foraging areas, and function as wildlife movement pathways connecting significant habitat and foraging areas located on and off-site. A wildlife corridor is designated in the western portion of the site, as a segment of a larger corridor intended to link the Santa Ana River and the Norco Hills. An extensive recreational trail network is also included within the open space system, consisting of a segment of the regional Santa Ana River Bikeway and a series of local feeder trails as described below.

Santa Ana River Bikeway

The Plan provides for construction of a portion of the Santa Ana River Bikeway through the northeasterly segment of the site. The Santa Ana River Bikeway is a major regional multipurpose trail, planned to traverse the length of the Santa Ana River, from the San Bernardino Mountains to the Pacific Ocean. A continuation of this segment is envisioned to parallel the northern boundary of the planning area, within Santa Ana River Regional Park. Construction this off-site segment will require separate actions outside the scope of this Plan.

Other Trails

A public trail network is planned through the site, linking neighborhoods to the south with the Santa Ana River Bikeway and Santa Ana Regional Park to the north. This network will further provide access to the three most prominent hilltops on the site and to the equestrian center. Wherever possible, trails will be placed within natural open spaces. A connection across Arlington Avenue (not included in this Plan) would provide a link to a future trail south through the Norco Hills.

Constructed Wetlands/Lakes/Enhanced Arroyos

Approximately 65.5 acres of constructed wetlands/lakes/enhanced arroyos shall be accommodated in the proposed golf courses. These constructed wetlands provide the opportunity to filter site runoff and store water for irrigation needs. They further create a wetland environment compatible with the nearby Santa Ana River ecosystem.

Agriculture

Agriculture is proposed on approximately 26.5 acres located at the westerly end of the site. It is anticipated row crop farming, vineyards or plant nurseries operated by small commercial interests could be accommodated.

Community Facilities

This Specific Plan provides facilities intended to serve both Rancho La Sierra and the larger La Sierra community. Planned facilities are described below.

Community Park

A 15 acre community park is planned at the southeasterly edge of the Plan area, fronting on Tyler Street and bordered by a proposed new public street. This site is near existing single family residential neighborhoods to the east and south which are not presently served by a nearby community park facility. Both these neighborhoods and the Rancho La Sierra community will benefit from the active recreational facilities such as lighted sport fields, playground equipment, and play fields proposed for the site.

Neighborhood Equestrian Center

Situated on approximately 5.5 acres located northerly of the Jones Avenue/Valley Drive intersection, this facility would consist of a full-size riding arena and limited parking, with access provided from the existing public street system. The center is planned as a neighborhood amenity, open to the general public and primarily intended for use by neighboring residents within riding distance. It is not intended as a regional facility, which will be reflected through its design.

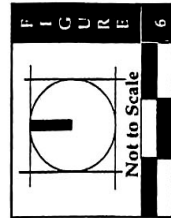
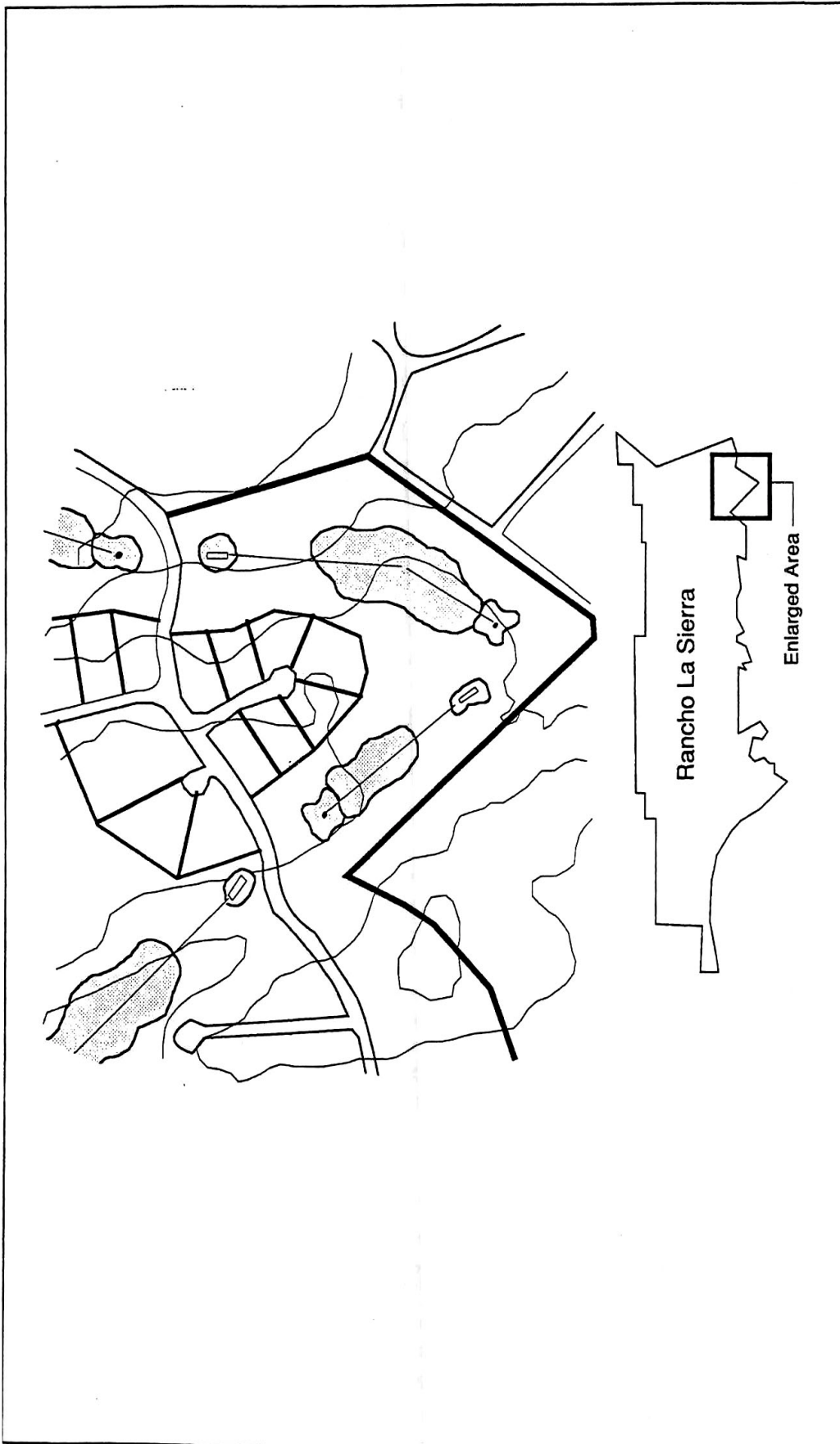
Elementary School

A 10 acre site for an elementary school is designated at the southeastern end of the site, adjacent to the planned community park. The planned school will serve adjacent neighborhoods as well as Rancho La Sierra.

As a matter of information, the majority property owners are negotiating with Alvord Unified School District regarding the possible deletion of the school site from the Plan. Figure 6 shows the potential reconfiguration of the project in the vicinity of the school site should this designation be deleted. No amendment to the Plan would be required to implement Figure 6 in the event Alvord Unified School District agrees to the deletion of the planned school site.

OTHER RELATED PLANNING OPPORTUNITIES

The majority property owners are exploring the feasibility of utilizing approximately 132 adjacent acres (both privately and county-owned) outside the City limits for uses compatible to and consistent with the Rancho La Sierra Specific Plan. These properties are beyond the City's land use authority and their use is regulated by the County of Riverside. While the use of these properties would be coordinated with the land uses established under this Plan, implementation of this Plan is not dependent on the development of these properties.



ALTERNATE TO SCHOOL SITE

Specifically, the property owners are negotiating with the County of Riverside for the right to utilize approximately 38 acres of adjacent County-owned land for golf purposes. In addition, they are also considering the use of approximately 22 acres of adjacent privately owned lands outside the City limits for golf purposes.

Private land adjacent to the northwest boundary of the planning area could potentially become public park land, as part of the Santa Ana River Regional Park. This could provide a continuous open space linkage and wildlife movement corridor, connecting the Santa Ana River basin, to the Norco Hills via intervening private property. Properties south of Arlington Avenue on the northern slopes of the Norco Hills, adjacent to Crestlawn Memorial Park (cemetery), provide an opportunity to complete the connection of the wildlife corridor from the Norco Hills to the Santa Ana River.

Additionally, an interpretive center is envisioned just north of the northerly site boundary, within the Santa Ana River Regional Park. It is anticipated this facility would be constructed and operated by Riverside County as an adjunct to their park operations and would be accessible via an extension of the golf clubhouse road. Because this site lies in the unincorporated county beyond the Plan boundary, design and construction of this facility is outside of the scope of this Specific Plan.